



9 Ellesmere Road, Marton,  
FY4 3DH

**£114,950**

This well-presented end-terraced home enjoys gardens to both the front and rear and is appointed with modern fixtures and fittings throughout.

To the first floor are **THREE** evenly-proportioned bedrooms, with even the smallest measuring **OVER 9ft x 8ft**, together with a contemporary three-piece family bathroom.

The ground floor offers a comfortable lounge and a **GENEROUS** dining kitchen, beautifully fitted with a **STYLISH** range of modern units, creating an ideal space for both everyday living and entertaining.

A small UPVC conservatory provides access to the brick-paved rear garden, offering a low-maintenance outdoor space to enjoy.

Offered for sale with **NO ONWARD CHAIN**, making it an excellent opportunity for first-time buyers, families or investors alike.

- **THREE** bedrooms; Modern bathroom
- **STYLISH** fitted **DINING** kitchen
- Small Conservatory
- Lounge
- UPVC double glazing; Gas central heating
- **NO** chain

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## Ground Floor:

**Porch:** UPVC double glazed windows and front doors.

**Lounge:** 15'5" x 14'0" (4.70 m x 4.27 m) Spindled staircase, Coved ceiling, UPVC double glazed bay window, UPVC double glazed front door, Radiator.

**Dining Kitchen:** 15'4" x 12'0" (4.67 m x 3.66 m) Stylish fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Coved ceiling, Two UPVC double glazed windows and rear door, Radiator.

**Conservatory:** 5'8" x 5'6" (1.73 m x 1.68 m) UPVC double glazed with patio doors.



## First Floor:

**Landing:** Radiator, UPVC double glazed window.

**Bedroom 1:** 11'8" x 9'7" (3.56 m x 2.92 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 12'1" x 7'0" (3.68 m x 2.13 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 9'3" x 8'3" (2.82 m x 2.51 m) UPVC double glazed window, Radiator.

**Bathroom:** Small modern bathroom comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, Part tiled walls, Tiled floor, UPVC double glazed window, Heated towel rail/radiator.



## Outside:

**Front Garden:** Stone gravelled with established shrubs.

**Rear Garden:** Brick/block paved for ease of maintenance, Water tap, Very good level of privacy.

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - A £1675.48 (2026/27)

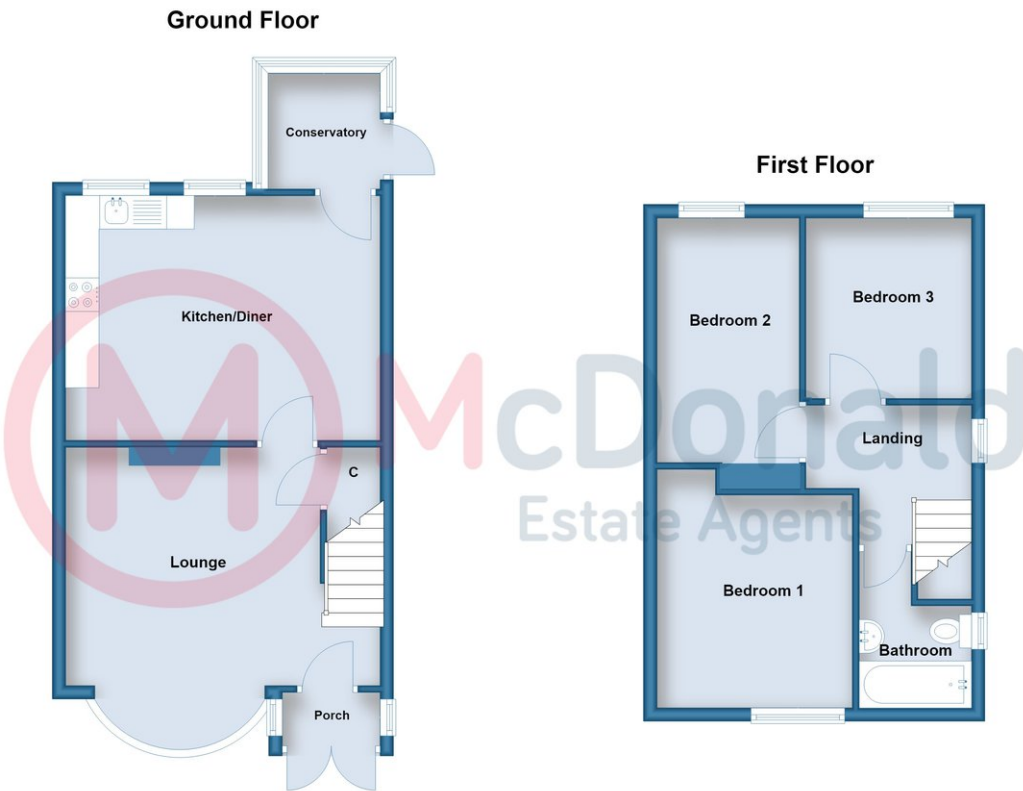


**Directions:** Travel along Whitegate Drive heading south, proceed through Oxford Square and travel through the traffic lights. At the next set take the second turning, almost immediately opposite, into Marton Drive. Ellesmere Road is then the first turning on the left hand side.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 87        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 65      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |



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Plan produced using PlanUp.

Ellesmere Road

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